



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-18-13 Subdivision of Lot B of the former Ivy Q. Aucoin Property**

LOCATION This property is located at 13484 Blackwater Road on the east side of Blackwater Road north of the Carey Road intersection in Section 25, T5S, R1E, GLD, EBR, LA.

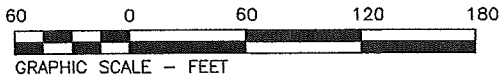
MASTERPLAN LAND USE	Rural/ Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	251230068
ENGINEER/LAND SURVEYOR	L & L Land Surveying, LLC
APPLICANT	Brent Rabalais

STAFF COMMENTS

1. **Size** of subject property is approximately 2.912 acres.
2. **Background** The applicant is requesting to subdivide one tract into two for single family residential land use and dedicate a private servitude of access.
3. **Access** Public Road and Private Servitude of Access
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** The Staff recommends approval of the subdivision with the condition that the applicant complies with all review comments at the time of construction of the private servitude of access. **(See Attachment A)**
6. Scheduled for Planning Commission Meeting on **November 21, 2013.**



OWNER(S)/BUYER(S)
BRENT RABALAIS
BASE BEARING: N89°18'30"E (REF. #1)
FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 72.0'
F.E.M.A. F.I.R.M. PANEL NO. 220060 0180 E DATED: 5/2/08



REFERENCE:

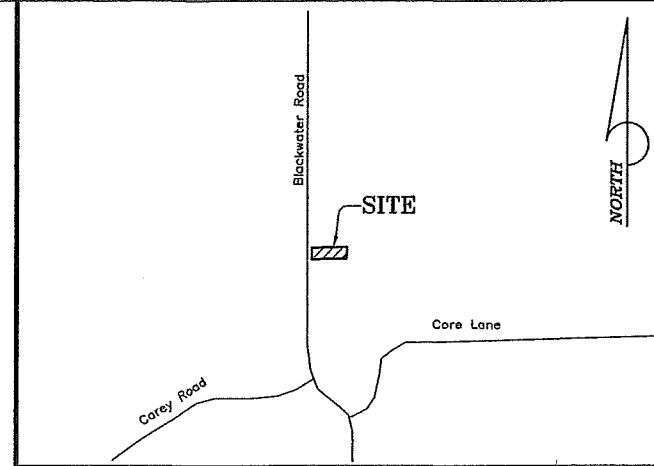
1. MAP SHOWING THE RESUBDIVISION OF AN 11.65 ACRE TRACT FOR IVY Q. AUCOIN, INTO LOTS A, B, C & D BY CHAS A. COOPER, R.L.S., DATED 7/23/1957

LEGEND

- ⊙ Fd. Iron
○ Set 1/2" I.P.

STORMWATER MANAGEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE DEVELOPMENT CODE, LATEST REVISION

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.
DEDICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF OF THE LAND SHOWN HEREON. THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.



VICINITY MAP
SCALE: 1" = 2000'

FLOOD ZONE SCALED FROM F.I.R.M.

GENERAL NOTES:

TOTAL AREA: 2.912 ACRES
TOTAL NO. LOTS: 2
ZONING: RURAL
COMPREHENSIVE LAND USE: RURAL/AGRICULTURE
WATER: EBR PARISH
ELECTRICITY: DEMCO
GAS: DISTRICT #1
TELEPHONE: AT & T
SEWER: OUTSIDE C.S.D., INDIVIDUAL PRIVATE TREATMENT SYSTEMS & OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.

SCHOOL DISTRICT: CENTRAL COMMUNITY SCHOOL SYSTEM, 2-8
FIRE DISTRICT: CENTRAL FIRE DISTRICT

FLOOD ZONE: LOT B-1 IS LOCATED IN ZONE "AE" & "X" AND
LOT B-2 IS LOCATED IN ZONE "AE"

CONTOURS FROM QUAD

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

NOTE:

THE CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULARLY, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED

"ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRORATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS." (CENTRAL ORDINANCE 2007-03).

APPROVED:
CITY OF CENTRAL

PLANNING AND ZONING DIRECTOR _____ DATE _____

CHIEF ADMINISTRATIVE OFFICER TO THE MAYOR _____ DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. DeWitt Ladner 10/9/13
F. DEWITT LADNER
PROFESSIONAL LAND SURVEYOR
REG. #4983



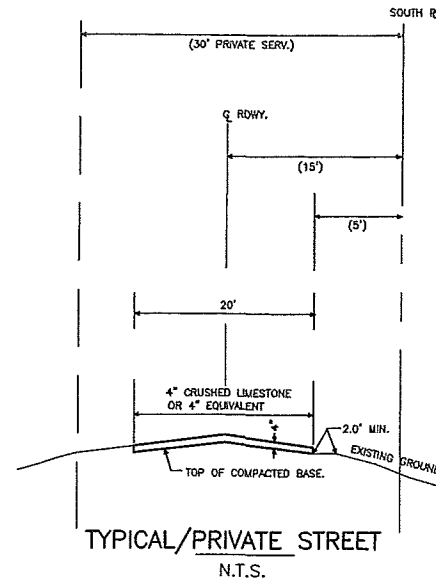
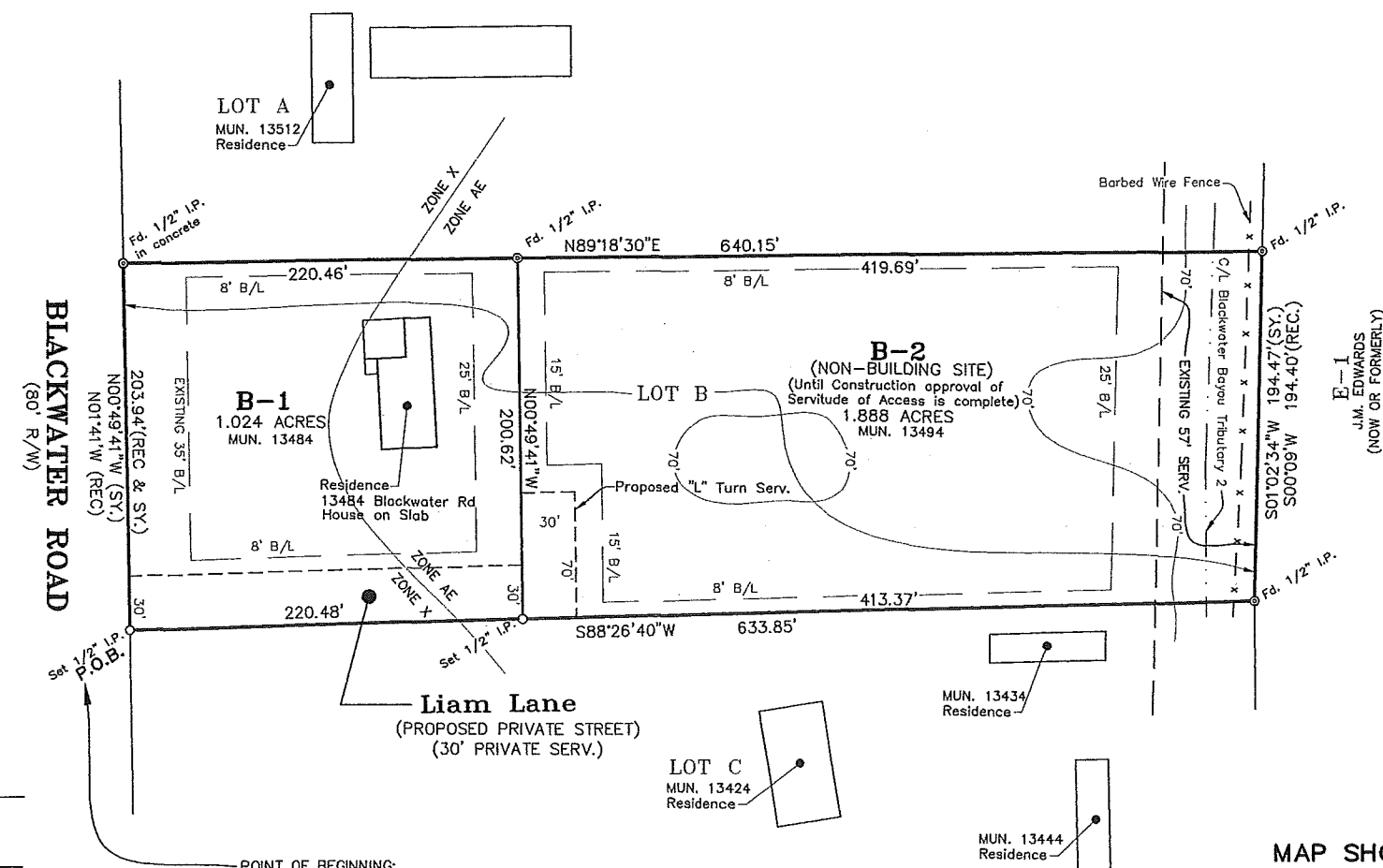
POINT OF BEGINNING:
IS 2080' NORTH OF THE INTERSECTION OF THE CENTERLINE OF CAREY ROAD AND BLACKWATER ROAD AND 40' EAST OF THE CENTERLINE OF BLACKWATER ROAD.

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

RECOMMENDED FOR APPROVAL:

CHIEF SANITARIAN
EAST BATON ROUGE PARISH
HEALTH UNIT

DATE _____



PRIVATE DRIVE NOTE:

"ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRORATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS." (CENTRAL ORDINANCE 2007-03).

MAP SHOWING SURVEY & DIVISION
OF
Lot B
of The Ivy Q. Aucoin Property
INTO
B-1 & B-2
LOCATED IN SECTION 25, T5S-R1E
GREENSBURG LAND DISTRICT
CITY OF CENTRAL
EAST BATON ROUGE PARISH, LOUISIANA
FOR
BRENT RABALAIS



SS-18-13 REV. 11/8/13

From: stephen lacour [mailto:stephen_lacour@att.net]
Sent: Monday, November 04, 2013 12:35 PM
To: Woodrow Muhammad - COC
Subject: Re: SS-18-13 Lot B Rabalais

Thanks, but I thought you had meet or spoke with the owner about making the rear tract (B-2) A "non-building site" in order to put off the private road construction until he could sell the house in the front and be financially capable of building the private road. Can you please comment on how to present the map for this situation. or should I leave all the private road note and diagrams on the map anyway.

Thanks

Stephen S. LaCour
Cell(225)454-7263
<http://landllandsurveying.com/>

From: Woodrow Muhammad - COC <Woodrow.Muhammad@central-la.gov>
To: "stephen lacour@att.net" <stephen_lacour@att.net>
Sent: Monday, November 4, 2013 11:46 AM
Subject: SS-18-13 Lot B Rabalais

Mr. Lacour,

Planning Office Comments:

1. Show contours on map.
2. The first 30 feet of the private servitude of access must be constructed of six (6) inches of concrete or asphalt at least twenty (20) feet wide within the thirty (30) foot wide servitude of access (UDC 13.6.J.4)
3. The private servitude of access must be improved to the UDC standards as a minimum prior to approval of the map. A 30' servitude of passage is required, with a 20' road within the servitude which may be constructed of gravel, crushed limestone, or equivalent four (4) inches thick as approved by the Department of Public Works. Show cross section of private servitude of access. (UDC 13.6 I)5.
4. At each entrance to the development, a "Private Road, No Public Maintenance", street name and stop signs will be required by the developer/owner. This will be part of the inspection of the construction of the private servitude of access. (UDC 13.6.J.5).
5. A "T" or "L" turnaround will be required as part of the construction and must be extended to include each lot and/or tract of the proposed development. (UDC 13.2D and 13.6.I.4)
6. Construction plans may be required by DPW.
7. All lots require a minimum of 100 ft. frontage on the servitude. (UDC 14.3.B.1)
8. Building lines should be shown for each lot. Rural zoning requires a 15' front yard setback, an 8' side yard setback, and a 25' rear yard setback. The minimum lot size is 22,500 square feet if without public sewer access or 10,500.
9. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (UDC 13.6.J). Contact the Planning Commission office for inspection of the private servitude of access after completion. If the servitude meets the above requirements, the map will be recommended for approval.
10. The following note needs to be added to the map: "All lots that use the private servitude of access are jointly responsible for the costs to maintain the entire private road or servitude of access created by the subdivision. Each lot's responsibility shall be pro-rated based upon each lot's frontage on the private servitude of access." (Central Ordinance 2007-03).
11. All submittals must be signed, sealed, and dated by a registered professional engineer or land surveyor.

12. Please revise the Flood Zone info to: The B-1 property is located in Zone "AE" & "X". The B-2 property is entirely located in Zone AE.

Please revise and resubmit two 11x17s and via email by the end of the week.

Woodrow Muhammad, AICP
Planning & Zoning Director

6703 Sullivan Road

City of Central, LA 70739

Phone: (225) 262-5000

Cell: (225) 975-1570

Fax: (225) 262-5001

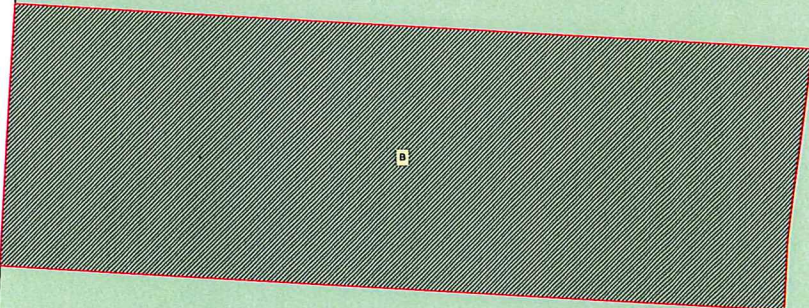
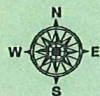
<http://www.centralgov.com/>



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Lot 251230068
SS-18-13



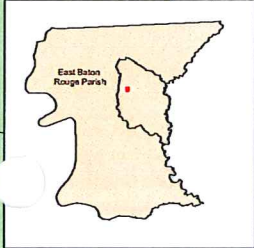
Legend

-  Lot_251230068
-  City Street
-  Parcels

Prepared by the
City of Central Geographic Information Systems
November 6, 2013

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PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: Nov. 21, 2013 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-18-13

☐ REQUEST TO REZONE

FROM: _____

TO: _____

☒ OTHER REQUEST PRIVATE
SUBDIVISION OF 2 LOTS ON STREET

For More Information Contact
City of Central 262-5000

10/18/2013 11:17